

# Overview of the Permitting Process for Residential Development

For the North Carolina House Select Committee on Residential Planning and Permitting

February 27, 2020

Adam Lovelady  
Associate Professor of Public Law and Government



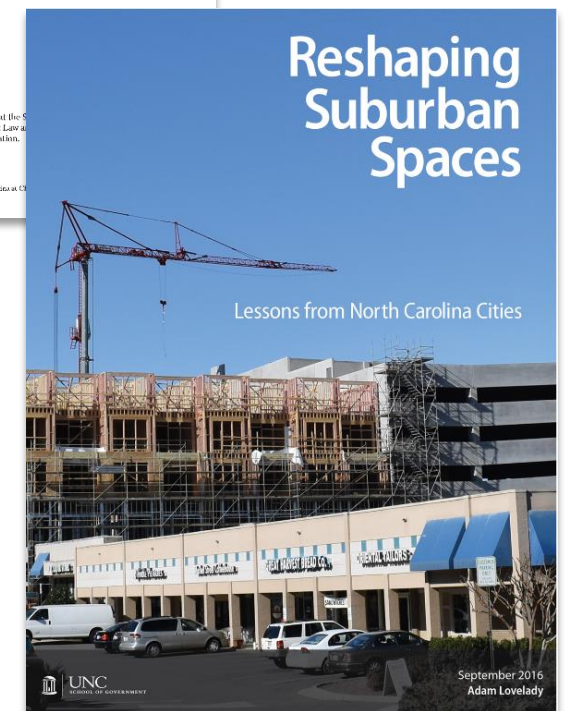
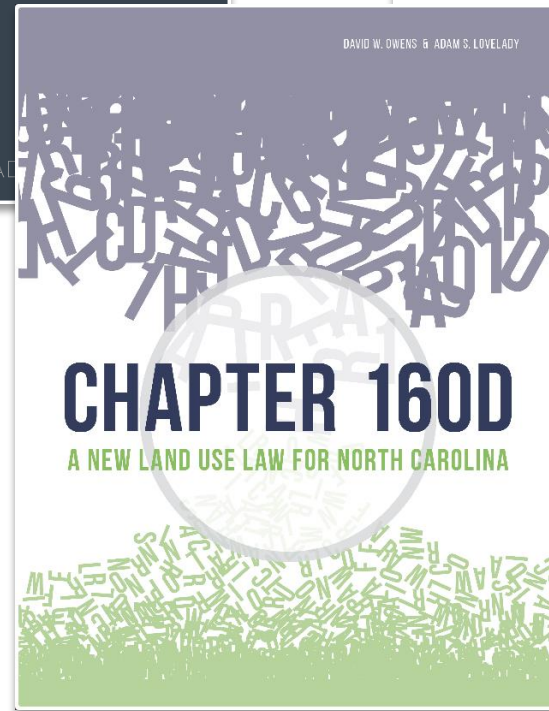
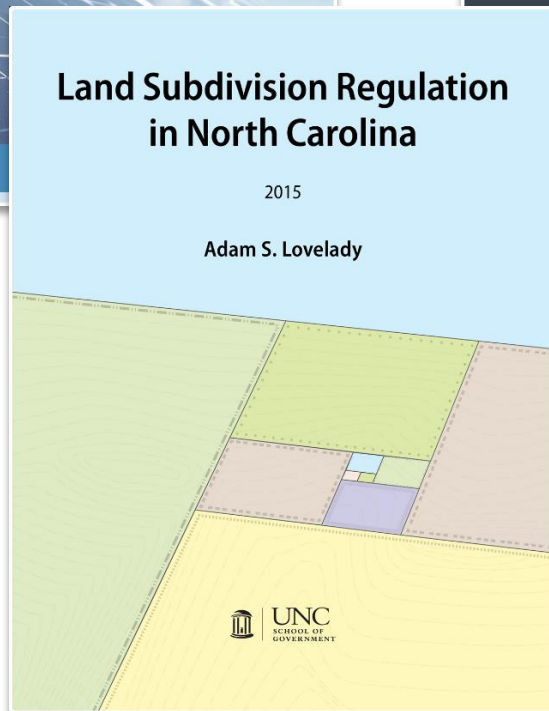
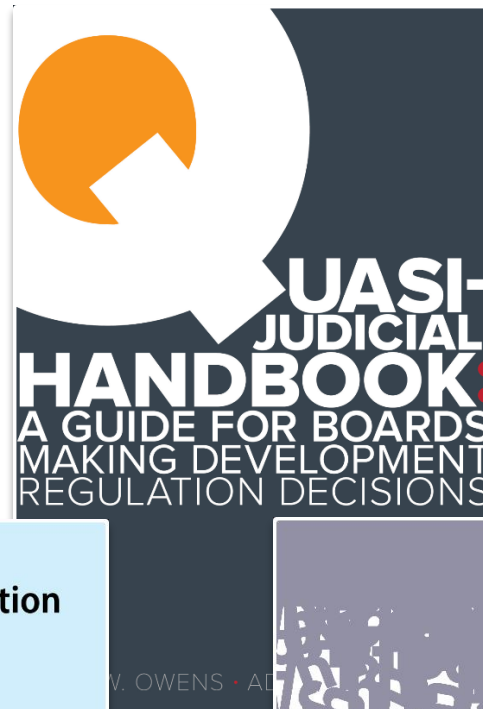
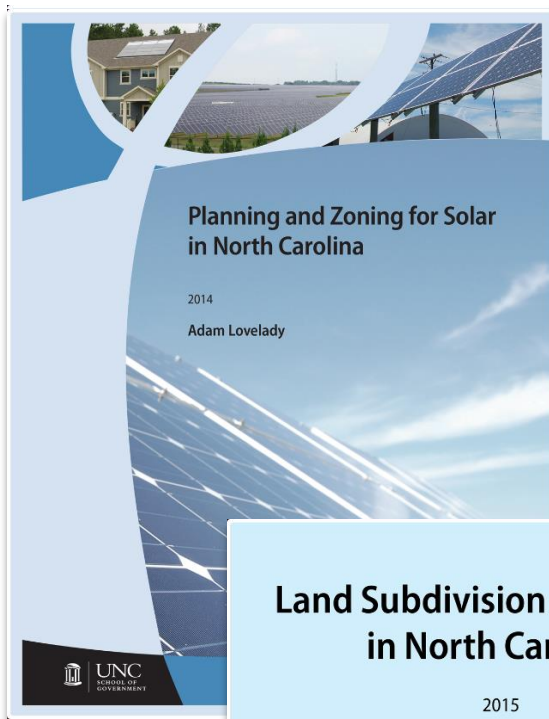
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**Development  
Approvals**

**Site  
Considerations**

**Infrastructure  
Considerations**

**Building  
Considerations**



Zoning & Approvals

Sketch Plan

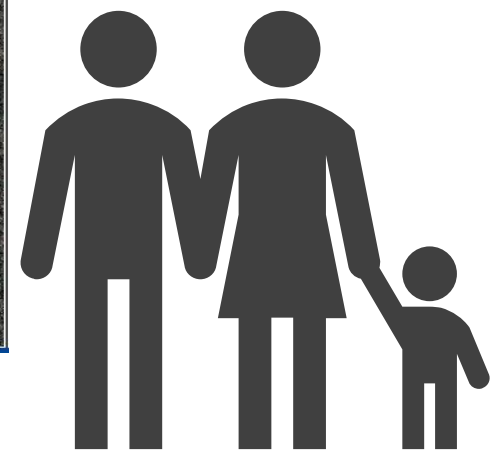
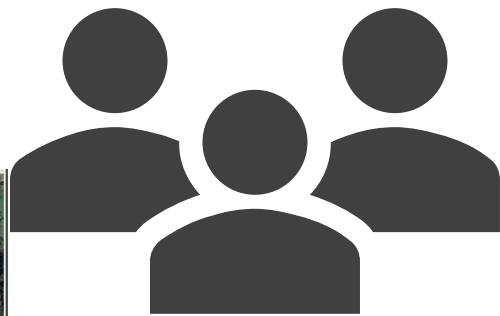
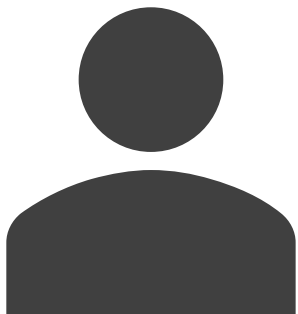
Preliminary Plat  
& Construction  
Plans

Infrastructure  
Installation

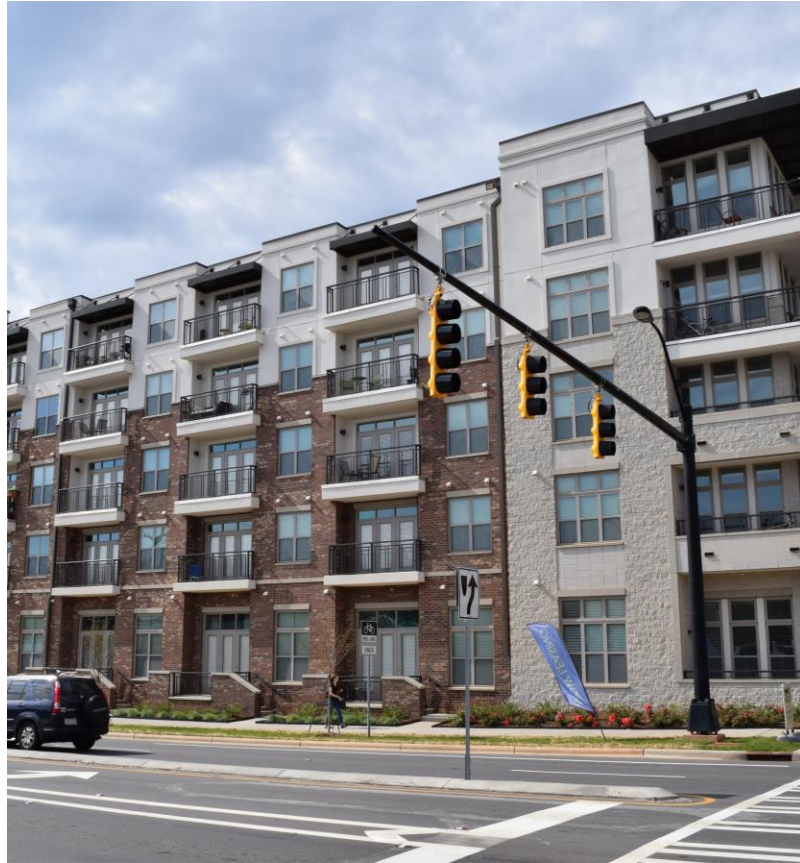
Final Plat

Buildings  
Permits



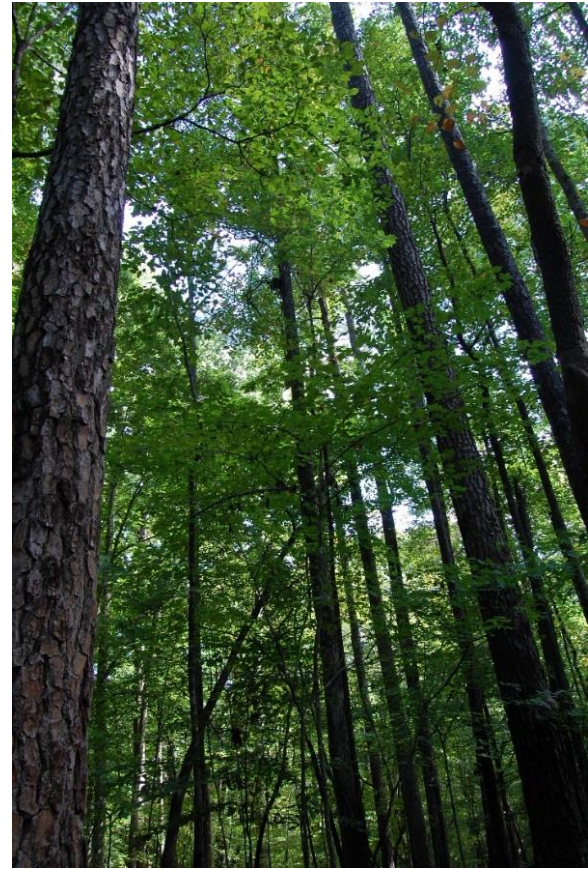






# Range of Residential Development







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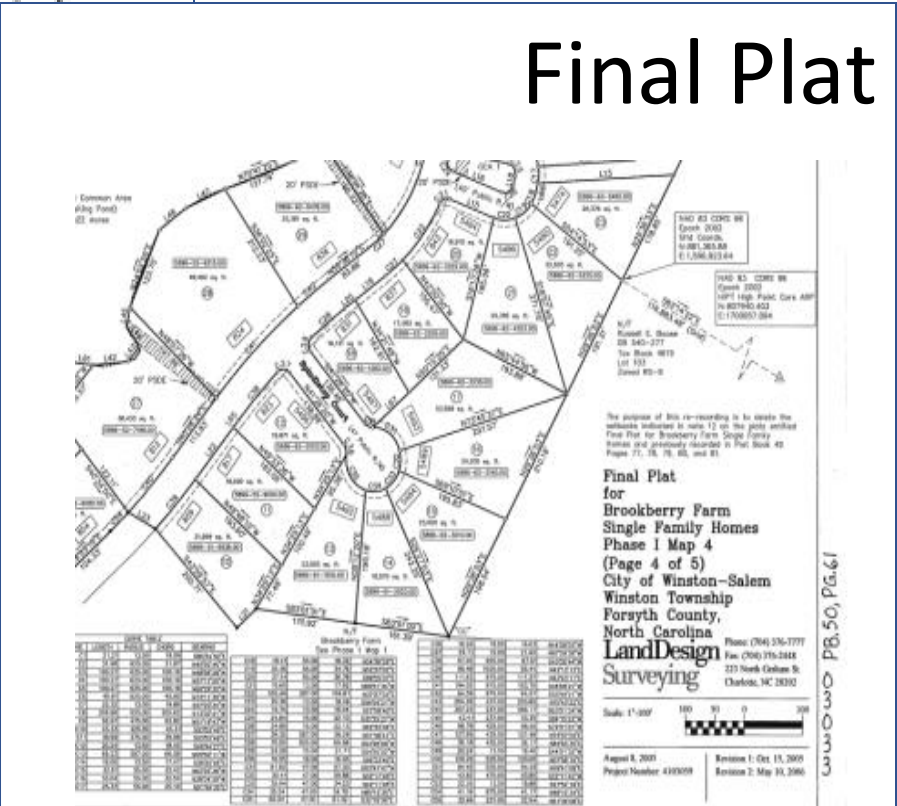
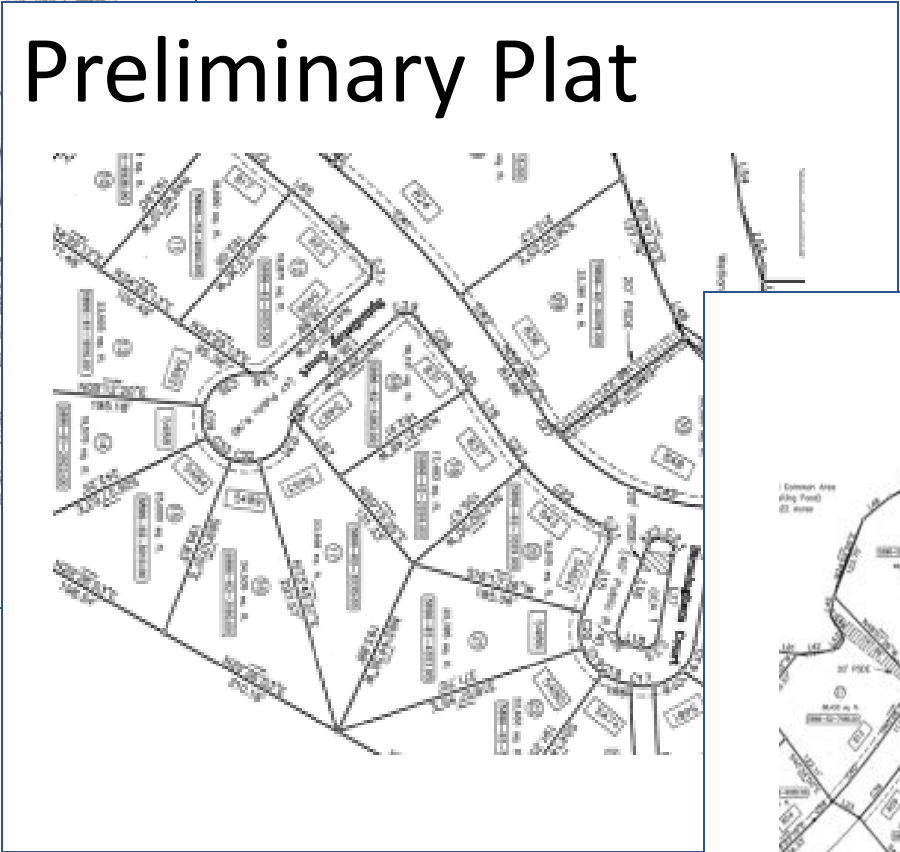
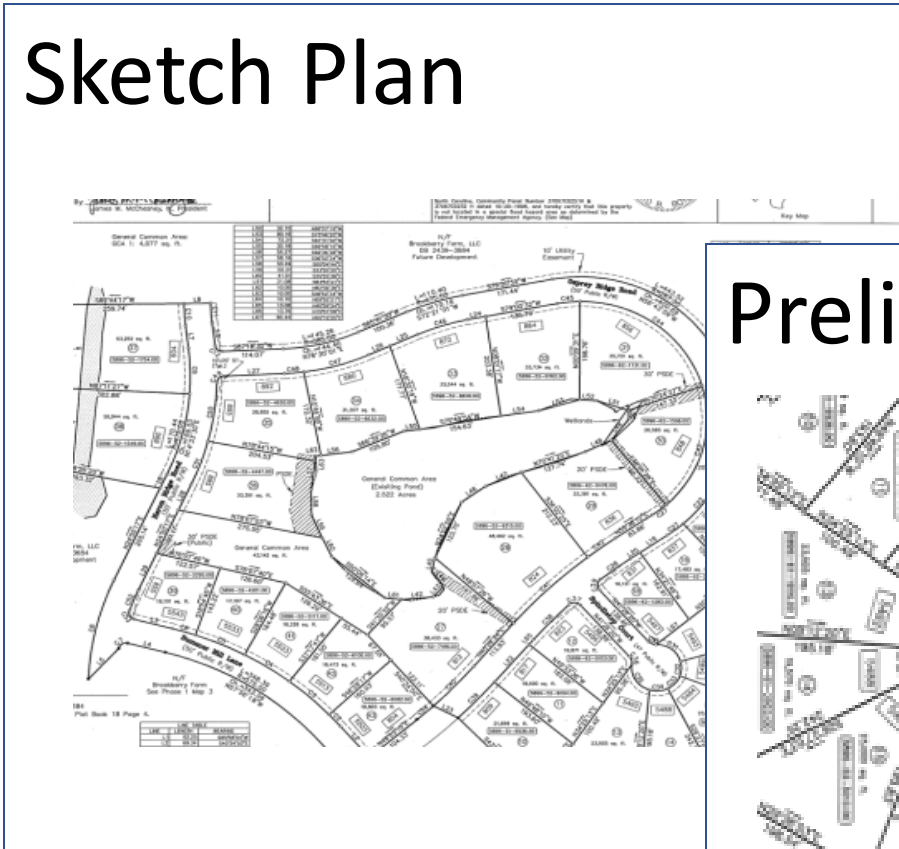


# Sketch Plan

# Land Subdivision

# Preliminary Plat

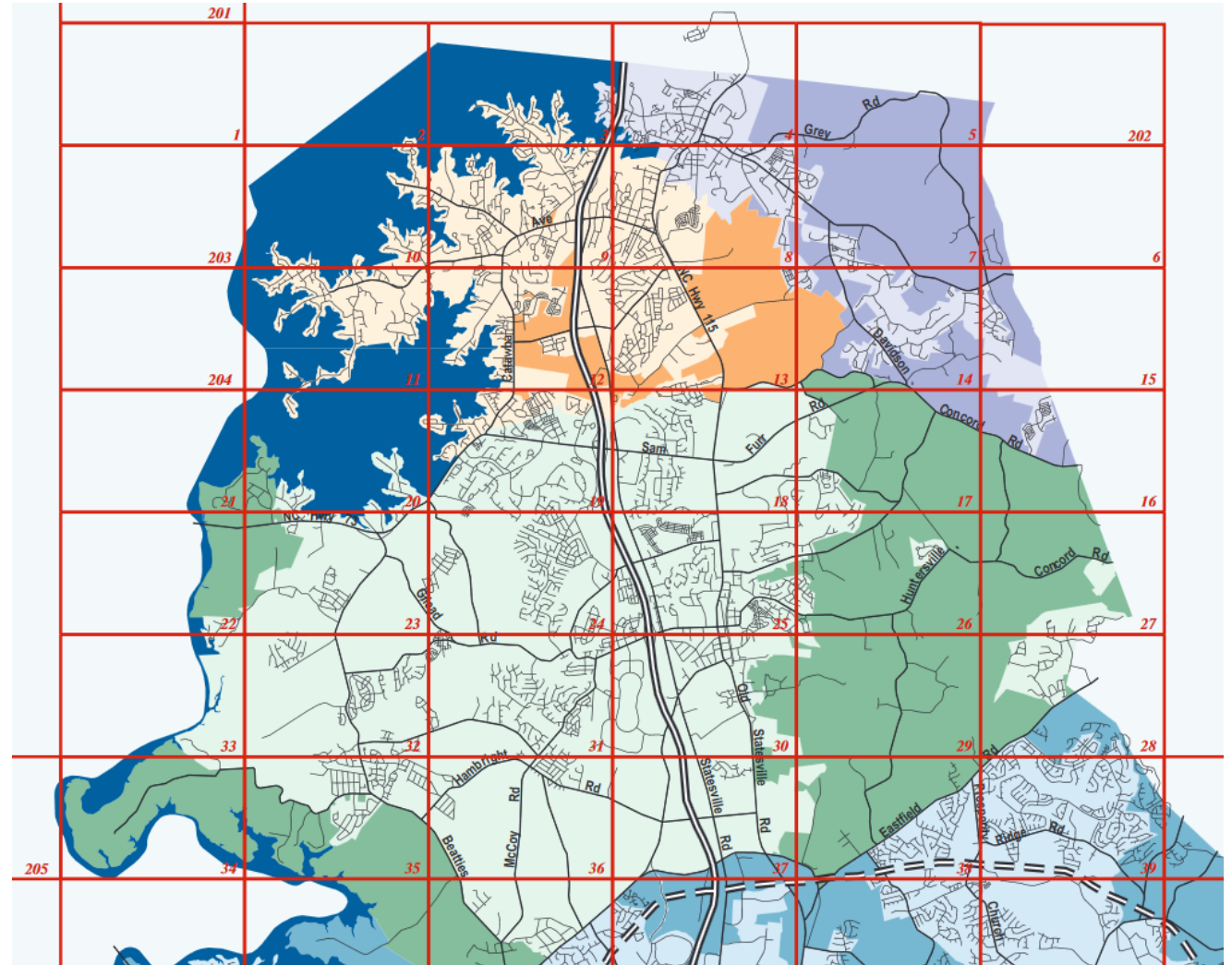
# Final Plat





# Other Approvals

- Annexation
- Development Agreement
- Others



**Development  
Approvals**

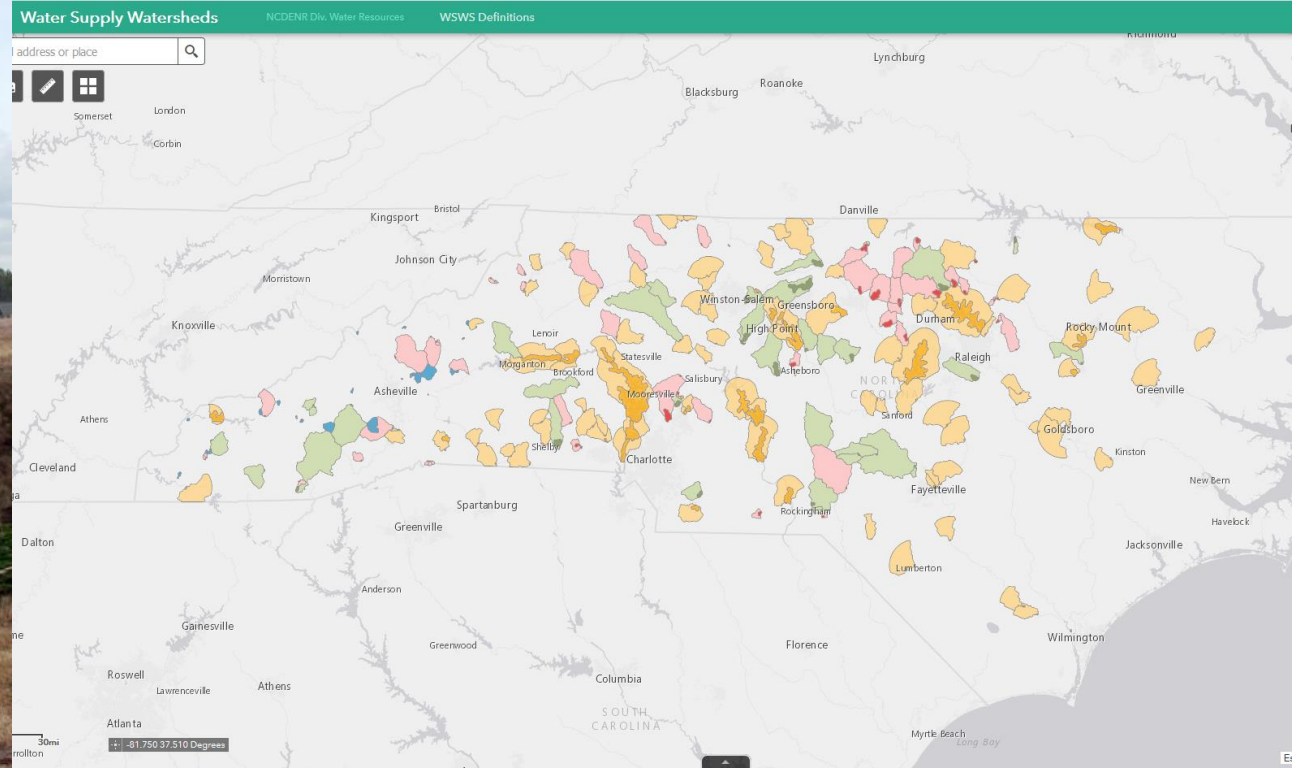
**Site  
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Considerations**







# Stormwater & Watersheds



# Waters & Wetlands





# Other Protected Areas



REUTERS, Chris Keane





# Erosion & Sedimentation Control



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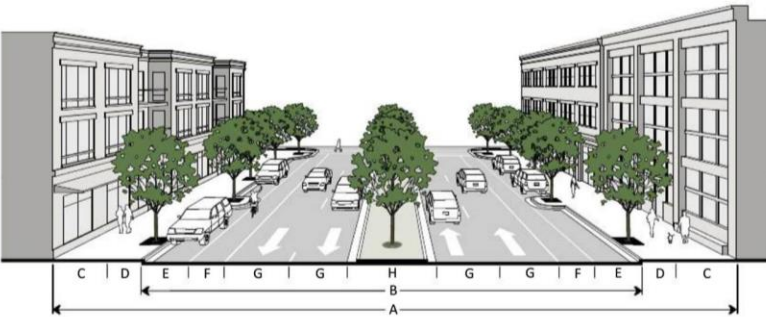
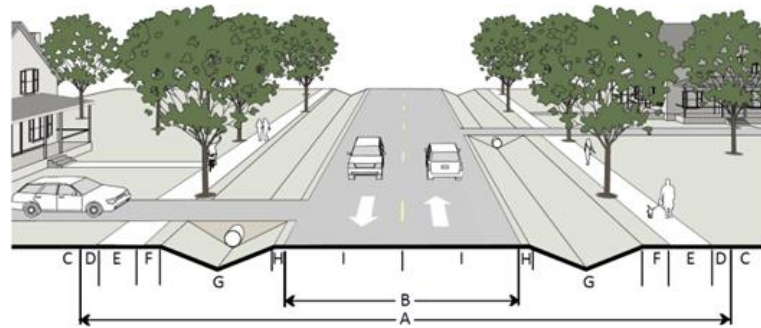
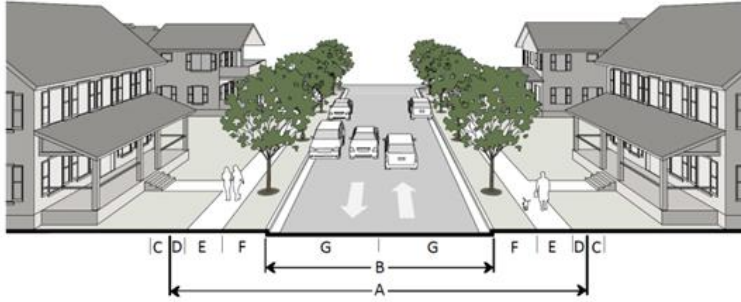






Water & Sewer/ Well & Septic





# Transportation Improvements





Stormwater



# Completion

- Inspection
- Acceptance
- Performance Guarantees





**Development  
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**Site  
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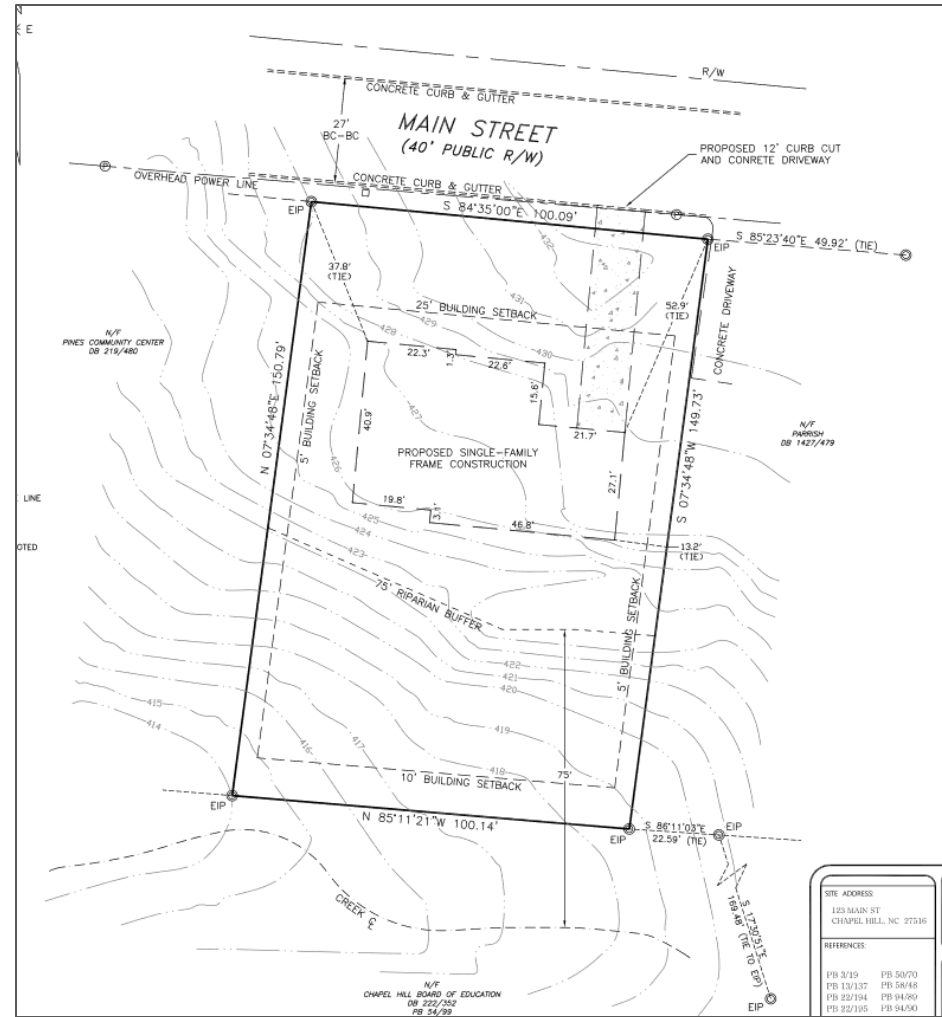
**Infrastructure  
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**Building  
Considerations**





# Site Plan/ Zoning Permit





# Building Codes

- Building
- Electrical
- Mechanical
- Plumbing
- Fire Code





# Certificate of Compliance/ Certificate of Occupancy

Development Services Customer Service Center • One Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495

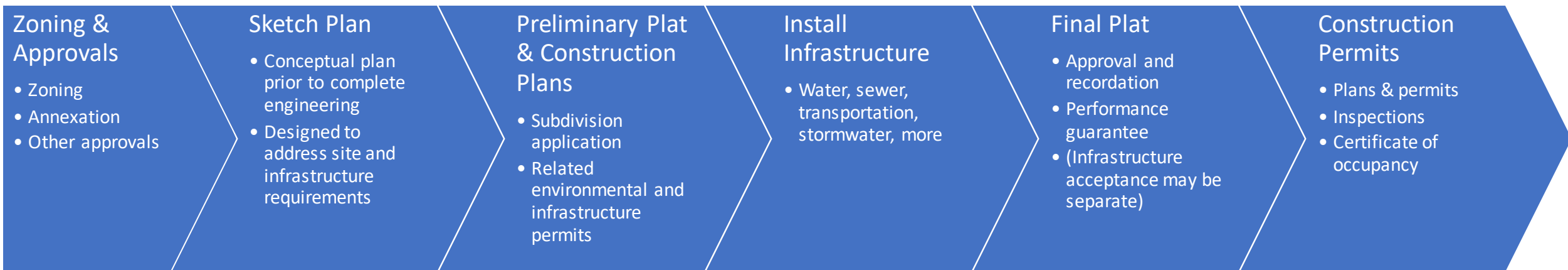


This form is used to request a certificate of occupancy. All final inspections must be schedule before submitting this request. Applications will not be accepted if final inspections are not scheduled.

Check All That Apply			
<input type="checkbox"/>	Non-Residential (Commercial)	<input type="checkbox"/>	Residential (One- and two-family dwelling)
<input type="checkbox"/>	Certificate of Occupancy	<input type="checkbox"/>	Partial Certificate of Occupancy
		<input type="checkbox"/>	Temporary Certificate of Occupancy (30 days)

GENERAL INFORMATION	
Date:	Permit number:
Job address:	Unit/Suite:
Parcel number:	Occupancy classification:
Provide a detailed description of your request (clearly define area of request if <b>Partial</b> or <b>Temporary</b> ):	
Total square for this Certificate of Occupancy request:	
Number of units for this Certificate of Occupancy request:	
Applicant/contractor name:	
Applicant/contractor mailing address:	
Applicant email:	Applicant phone #:
Owner/business name:	
Owner/business mailing address:	
Owner email:	Owner phone #:







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